



Order Filed on August 18, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)
MIDDLEBROOKS SHAPIRO, P.C.
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Attorneys for Hiteshri Patel,
Chapter 11 Debtor and Debtor-in-Possession

In re:

HITESHRI PATEL,

Chapter 11 Debtor and Chapter 11
Debtor-in-Possession.

Honorable Kathryn C. Ferguson

Chapter 11

Case No. 20-17880-KCF

Hearing Date: August 17, 2020

**ORDER APPROVING SETTLEMENT PURSUANT TO
D.N.J. LBR 9019-3; AND FOR RELATED RELIEF**

The relief set forth on the following page, numbered two (2) through two (2), is hereby
ORDERED.

DATED: August 18, 2021



Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

In re: Hiteshri Patel
Case No. 20-17880-KCF
Caption of Order: Order for Approving Settlement Pursuant to D.N.J. LBR 9019-3;
and For Related Relief
Page: 2

IT IS HEREBY

ORDERED, that the Motion Order for Approving Settlement pursuant to D.N.J. LBR 9019-3; and for Related Relief (the “Motion”), filed on behalf of Chapter 11 Debtor and Debtor-in-Possession, Hiteshri Patel (the “Debtor”), by and between the Debtor and NFS Leasing, Inc. (“NFS”) shall be and is hereby granted and approved in its entirety; and it is further

ORDERED that:

(1) The Debtor shall be and is hereby authorized to enter into the Settlement Agreement and Release with NFS.

(2) To the extent that NFS is granted a lien and/or records a mortgage on property located at 223 Gordons Corner Road, Marlboro, NJ 07746 (the “Property”), such lien and/or mortgage of NSF shall be third in priority and junior to (a) any first priority, valid, binding, enforceable, and fully perfected senior security interest in and lien upon the Property of M&T Bank , and (b) any security interest in and lien upon the Property of West Valley National Bank.

(3) The Debtor shall be and is hereby authorized and empowered to issue, execute, deliver, file or record any document, and to take any action necessary or appropriate to implement, effectuate and consummate the Settlement Agreement and Release with NFS in accordance with its terms, including, without limitation, any release, modified settlement agreement, loan document, whether or not specifically referred to in the Motion and/or the Settlement Agreement and Release and without further application to or Order of this Court.

In re:
Hiteshri Patel
Debtor

Case No. 20-17880-KCF
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Aug 18, 2021

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 20, 2021:

Recip ID	Recipient Name and Address
db	+ Hiteshri Patel, 223 Gordons Corner Road, Marlboro, NJ 07746-1257

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 20, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 18, 2021 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor MATRIX FINANCIAL SERVICES CORP. dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Gary D. Bressler	on behalf of Creditor West Valley National Bank gbressler@mdmc-law.com scarney@mdmc-law.com;dprimack@mdmc-law.com;bkleban@mdmc-law.com
James N. Lawlor	on behalf of Defendant NFS Leasing Inc. jlawlor@wmd-law.com
James N. Lawlor	on behalf of Creditor NFS Leasing Inc. jlawlor@wmd-law.com
Joseph Francis Pacelli	on behalf of Creditor NFS Leasing Inc. jpacelli@wmd-law.com
Lauren Bielskie	

District/off: 0312-3

User: admin

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Date Rcvd: Aug 18, 2021

Form ID: pdf903

Total Noticed: 1

on behalf of U.S. Trustee U.S. Trustee lauren.bielskie@usdoj.gov

Melinda D. Middlebrooks

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U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

Virginia T. Shea

on behalf of Creditor West Valley National Bank vshea@mdmc-law.com
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TOTAL: 12